

Technical Note

Project Title	The Battleaxes		
Subject	Energy & Sustainability Statement	Date	3 rd February 2023
Author	Nick Sendall	Our Ref	2001RTB-MET-00-XX-RP-M-9153-S2-P02_Energy Statement

1 Introduction

This Technical Note outlines our understanding of, and response to, the Local Planning Conditions, as set out by North Somerset's Supplementary Planning Documents, related to improving sustainability and minimising energy consumption, in relation to the proposed development at the former Battleaxes public house in Wraxall.

2 Proposed Development

The proposed development includes:

- The phased refurbishment and remodelling of the main building, as:
 - Food & beverage offering at lower ground floor level, possibly as a farm shop and café
 - New infill office extension at lower ground floor level
 - Conversion of the ground floor spaces into a mixture of office accommodation and community workspace accommodation
 - Retention of the existing first floor B&B guest rooms as is i.e. no change in use
- Site-wide re-landscaping and the construction of:
 - 9No. new dwellings

3 Local Planning Conditions

We understand an Energy Statement is required for:

- All new residential develops (including conversions)
- Non-residential developments (including change of use, conversions and extensions) with a floor area over 500m²

4 New Dwellings

4.1 Local Planning Conditions

The proposed development includes for 9No. new dwellings, and with reference to the North Somerset Council Core Strategy (adopted April 2012) and the “Creating Sustainable Buildings and Places in North Somerset” SPD (adopted in March 2015, updated in 2021), the relevant Local Planning Conditions related to improving sustainability and minimising energy consumption are:

- **CS2: Clause 1** requires energy efficient design to reduce energy demand
- **CS2: Clause 2** requires a minimum 10% predicted energy demand is met through renewable or low carbon energy sources for new residential developments between 1 to 9 dwellings
- **CS2: Clause 3 & Creating Sustainable Buildings and Places in North Somerset: Clauses 3.3 & 3.4** requires Code for Sustainable Homes Level 4 equivalent improvement in performance standard for all new residential developments. This is equivalent to a 19% reduction over Part L 2013

4.2 Our response

The dwellings will be constructed to meet the requirements of **CS2: Clauses 1 & 3 and Part L 2021** which will deliver a **31% carbon reduction** surpassing the previous reduction target of 19% against Part L 2013.

The dwellings will also be constructed to meet the requirements of **CS2: Clause 2**, minimum of **10%** of energy demand by renewables energy technologies, by including **air source heat pumps** for heating and hot water generation and **PV panels** to supplement electricity usage.

In addition to meeting current statutory requirements, we are seeking to achieve low carbon energy homes and are cognisant of the upcoming **Future Homes Standard**, focusing on a fabric plus technology approach.

Method Consulting has been appointed to provide all SAP & EPC assessment services ensuring a fully co-ordinated and considered strategy is pursued.

5 Refurbishment of Main Building

5.1 Local Planning Conditions

With reference to the North Somerset Council Core Strategy (adopted April 2012), there are a number Local Planning Conditions for small non-residential developments related to improving sustainability and minimising energy consumption, including:

- Non-residential developments between 500m² to 1,000m²: **CS2: Clause 2** requires a minimum 10% predicted energy demand is met through renewable or low carbon sources
- All non-residential developments between 500m² and 1,000m²: **CS2: Clause 3** requires BREEAM Very Good
- All non-residential developments over 1,000m²: **CS2: Clause 3** requires BREEAM Excellent

However, since our proposed total combined floor area of change of use, conversion or extension is less than 500m² the proposed development falls short of the threshold values to invoke these requirements and so we do not propose to pursue a BREEAM assessment.

That said, the team is fully committed to transition the building away from its current dependence on traditional fossil fuels and undertake the refurbishment works in ways which are as sustainable as far as possible, whilst considering the constraints of the Grade II listed status and financial viability. We intend to use methodologies and technologies which are consistent with low carbon energy buildings policies, such as Creating Sustainable Buildings and Places in North Somerset: section 9 Retrofitting energy efficiency, renewable and low carbon technologies. This will be achieved by:

- Making significant improvements to the fabric standards such as improved insulation, glazing and air tightness

- Upgrading the heating and hot water generation and distribution systems so that the existing fossil fuel LPG boiler can eventually be disconnected and replaced with a heat generator which is consistent with low carbon energy buildings policies, such as heat pump technologies

These improvements will be incorporated on a phased basis, reflecting the various refurbishment phases of the project; Method Consulting has been appointed to provide full mechanical, electrical and sustainability assessment services ensuring a fully co-ordinated and considered strategy is pursued from start to finish.

6 Electric Vehicle Chargers

Whilst not directly covered in this Technical Note, it is also worth noting the scheme will be providing Electric Vehicle Chargers (EVCs), therefore further reducing on-going dependence on traditional fossil fuels.

7 Summary

In summary, we understand that there are a number of Local Planning Conditions that impose targets for sustainability and energy use, specifically to the 9No. new dwellings that are proposed.

And whilst there do not appear to be any enforceable targets related to the refurbishment of the main building, the team is still fully committed to transition the building away from its current dependence on traditional fossil fuels, to instead use technologies which are consistent with low carbon energy buildings policies.